

**December 1, 2006 Minutes of
Bigfork Land Use Advisory Committee
SPECIAL MEETING**

Members present: Phil Hanson, John Bourquin, Paul Guerrant, Clarice Ryan, Darrel Coverdell, Mary Jo Naïve, Shelley Gonzales

Chairman Bourquin called the meeting to order at 10:15 AM, and called for adoption of the agenda. Bourquin requested adding to the agenda, under New Business, a letter of recommendation to Commissioners on behalf of Craig Wagner. Agenda was approved with the addition.

Secretary's Report:

1. The amended Bylaws approved by BLUAC 11-30-06 had been forwarded to Jeff Harris, Director of Flathead County Planning & Zoning, for review. Harris will set up the item for the Flathead County Commissioner approval.
2. An email to Harris asking for information on appeals process or other options available to the neighbors of Ponderosa Boat Club.
3. The UPS Store and Bigfork Library confirm copies of the Bigfork Land Use Plan Draft are available for use or copying by the public.

Clarice Ryan recommended BLUAC endorse Kevin Coats proposal to the Flathead County Planning Office. This is a situation that needs to be corrected. Their situation is the result of subsequent zoning in the surrounding SAG 10 properties. Ryan offered to draft a letter with bullet points showing the property is compatible with the surrounding zoning. Ryan moved a follow up letter be written, with bullet points, to support Coats' request with the Flathead County Planning & Zoning office. John Bourquin seconded the motion. Motion passes unanimously.

John Bourquin suggested a letter to the Flathead County Commissioners, from BLUAC, endorsing appointment of Craig Wagner as a member of the Flathead County Planning & Zoning Board. Phil Hanson moved that BLUAC write a letter to the Flathead County Commissioners, endorsing appointment of Craig Wagner as a member of the Flathead County Planning & Zoning Board. Mary Jo Naïve seconded the motion. Motion passed unanimously.

OLD BUSINESS:

A. Discussion of submitted public comments:

Public comment was addressed on section "i" through Page 1 and General Comments.

B. Text for Swan River Nature Trail

Comments from Elna Darrow did not include Goals and Policies. Members directed Secretary Hanson to follow through with Elna to clarify the text.

C: Public Comment Discussion

Mary Jo Naïve expressed concern that people making comments to the Draft do not feel they are heard. Is there an avenue where there is documentation that comments are responded to? At what point do we address all public comment? After discussion, it was determined that all public comment will be addressed and a response documented. BLUAC has addressed many comments through the workshop process. Comments published on the BSC website will document responses of BLUAC following individual comment in ***bold/italic***. It was further decided to hold a final workshop to consider all public comment before completing changes for the final Draft. All public comment will be attached to the Draft when forwarded to Flathead County Planning & Zoning.

Mike Richeson, Editor Bigfork Eagle, suggested the committee write a Guest Opinion to be published in the Bigfork Eagle. Suggestion was gratefully taken. Mary Jo Naïve will put together a letter for approval of the committee.

D. Public Comment:

None

E. Review Section V and VI

Committee completed review of Section V and VI

Public Comment:

None

Break for Lunch 1:10 PM., Continue at 1:45 PM

NEW BUSINESS:

Discussion was held regarding the Bylaws' attendance requirements in regard to Special Meetings. In review of the Bylaws, the attendance requirements do not specify whether the attendance requirement applies only to regularly scheduled meetings or also to special meetings. After discussion, Paul Guerrant moved to amend the Bylaws to specify "regularly scheduled monthly" meetings in the Resignation or Termination section. Darrel Coverdell seconded the motion. Motion passed unanimously.

A. Establish time and place for future workshop meetings:

After discussion, Thursday, December 7, 2006, 1:30 PM, Bethany Lutheran Church was determined for the final workshop for review of the Draft. Wednesday, December 13, 2006, 10:0 AM, Bethany Lutheran Church was determined for consideration of all Draft public comment. December 11, 2006, will be the deadline for all public comment so the committee may have sufficient time to read and consider all comments.

B. Establish time and place for public comment after completion of Draft:

Discussion centered on the timeline to finish any changes to the document, and maps for printing the final Draft document. It was estimated approximately 10 days after the December 13, 2006 meeting to enter all changes, reformat and print the document. Shelley Gonzales suggested printing on both sides of the pages to conserve printing costs. It was estimated 15 copies would be needed initially. A copy of the Draft will be available on the BSC website, for download, the UPS Store, where copies may be purchased, and at the Bigfork Public Library. Public meetings in January will be set when the revisions and printing are complete. It was determined there should be at least two full weeks before holding a public meeting to allow sufficient time for study of the document. It was suggested two meetings be held one week to 10 days apart. One meeting will be held in the evening during the week, and one to be held on a Saturday morning. It was also suggested the Power Point Presentation to the public be more comprehensive and contain the Goals & Policies.

Meeting was adjourned at 4:15 PM

Sue Hanson
BLUAC Secretary